

## DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee met on Wednesday, March 20, 2013 at 9:00 a.m. in the Second Floor Conference Room, 220 South Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport.

The following members were in attendance:

Bill Snyder	Volunteer Fire and E.M.S.
Shane Grimm	Planning and Zoning
Len Walinski	Health Department
Darryl Ivins	Division of Water and Sewer
Mike Rist	DPW Engineering
Rich Zeller	State Highway Administration
Robin Wales	Emergency Operations
Patrick Jones	Soil Conservation District

Also in attendance were:

Gerry Powell	5 South Main Street, Bel Air 21014
Ryan Pike	5 South Main Street, Bel Air 21014
Karl Lehmann	1200 Windy Gate Road, Towson 21286
Randy MacQuaig	1200 Windy Gate Road, Towson 21286
Erin Zukas	500 E. Pratt Street, Suite 500, Baltimore 21202
Carol Wolford	500 E. Pratt Street, Suite 500, Baltimore 21202

Moe Davenport, of the Department of Planning and Zoning and also Chairman of the Development Advisory Committee, welcomed everyone to the meeting. He explained that there is one plan on the agenda. Mr. Davenport continued that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone else in attendance who may have questions or comments. If anyone has questions that were not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is a circulating attendance sheet for everyone to sign. If the correct address is given, a copy of the minutes will be mailed or e-mailed.

### **PERRYMAN INDUSTRIAL PARK – LOT 2 – PRESTON WAREHOUSE**

Located at the end of Advantage Avenue; east of Perryman Rd (Route 159). Tax Map 63; Parcel 369; Lot 2. Second Election District. Council District F.

Plan No.	S13-017	Construct 340,105 sf warehouse bldg; 29.12 acres; GI.
Received	02-20-13	Preston Franklin LLC/ Frederick Ward Associates.

Gerry Powell of Frederick Ward Associates presented the site plan. He introduced the land owners, Randy MacQuaig and Karl Lehmann as representing the partnership. The subject property they are presenting this morning is a site plan for a warehouse use at 505 Advantage Avenue. The subject property is 29 acres and zoned GI/General Industrial. It is surrounded by other GI zoned

**Development Advisory Committee  
Minutes, March 20, 2013  
Page 2 of 4**

property. The property is also located in the water source protection district of the Perryman Wellhead. The property is situated in zones 2 and 3 of the Perryman Wellhead District. They are proposing a 340,105 square foot spec warehouse. The site originally obtained site plan approval for Lot 2 with a 650,000 square foot warehouse in May of 2004 and in June of 2008. Both of which have expired. They have proceeded with this development under the original stormwater management approval under the development of plans that were developed for Lots 1 and 2. The site has public water and sewer that will be extended onto the site from Advantage Avenue.

**Bill Snyder - Volunteer Fire and E.M.S.**

This building will require a Knox Box for fire fighter access. On the paper he will be giving you the number for the Aberdeen Fire Company and you can speak to them.

**Robin Wales - Emergency Operations**

Department of Emergency Services is requesting the building to display 10" – 12" address numbers and letters and if not 24 hour operation must have a list of 3 emergency contacts for notification, response and securing purposes. "Public safety wireless radio communications inside a building is essential to the safety of those occupying the structure as well as fire, law enforcement and emergency medical providers responding to a call for help. Buildings that are greater than 5,000 square feet, higher than 50 feet, contain underground storage or parking and are constructed of material that impede wireless radio signals may adversely affect the response of public safety providers. Please consider including wiring, electrical connections and other infrastructure that may be needed for an in-building 800 MHz amplifier. Emergency Operations will test coverage in your facility once construction is finished. Call 410-638-4900 for this assistance."

**Patrick Jones - Harford Soil Conservation District**

Sediment Control and Stormwater have already been approved and also the site grading so no other comments.

**Len Walinski - Health Department**

The Health Department is of the position that this project must meet the objectives of the WHPP in order to protect this valuable resource from a quality and quantity perspective. They may have additional comments upon review of the building permit. Delineate the Perryman Wellhead Protection Zones on any future series. No placement of above or underground storage tanks and other prohibited uses as listed in Harford County Zoning Code 267-66 are permitted. The Health Department recommends the installation of monitoring wells in close proximity of the stormwater management facility to monitor the quality of the groundwater. If this facility will produce air pollution, create emissions, or utilize boilers over 1,000,000 BTUs, permits will be required from the Maryland Department of the Environment. If any tenants will be involved in the warehousing, production, or distribution of food items, review will be required by the Department of Health and Mental Hygiene, Division of Food Control. The warehousing, or the operation

related to the warehousing, of specific items that may have an environmental impact, could require additional permits.

**Darryl Ivins - DPW - Water and Sewer**

His office will require another series to address our comments. The water meter vault and the grass island that contains it must be shifted eastward approximately 285 feet for the water service. The existing 25' wide easement along the northern edge of the property is a public not a private easement. Revise the call out on the next series of the plan. An access and temporary construction easement shall be provided adjacent to the existing permanent 25' wide utility easement to allow the construction of a water main along the northern boundary of the property beyond its proposed terminus. The roadway from the cul de sac to the meter vault shall be dedicated as an access easement. Because there is going to be a segment of public water main constructed a new Public Works Utility Agreement must be requested through their office. He has given you a contact. The existing contract drawings, 19424 and 19425 from their office. The building site layout and the utility configurations have changed, therefore a new set of drawings must be prepared. The existing sewer service shall terminate in a sampling manhole. That should be at the edge of the public road right-of-way. A short section of sewer line that crosses Lot 1 must have a private easement dedicated for it. A Commercial Service Application must be applied for and approved by their office prior to getting a building permit. Their office would like to see a landscaping plan prior to the approval.

**Mike Rist- DPW – Engineering**

The sediment control plan must be revised to show the proposed building phase. A grading permit will be required for the development of this site. The stormwater management plan must be revised to show the proposed site layout. The plan must be approved prior to the issuance of a grading permit. A stormwater management permits is required prior to the issuance of a building permit. Maintenance of the facility if the responsibility of the lot owners and shall be stipulated in the association documents. All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices. A utility permit will be required for the construction of the water line within the Advantage Avenue right-of-way.

**Shane Grimm - Department of Planning and Zoning**

The stormwater management plan with respect to the Wellhead Protection Area, they will forward more detailed comments. There are prohibited uses listed under 267-66 C (1). They detailed what is not permitted in the Wellhead Protection Area. The landscaping plan shall be revised to add foundation plantings near the entrance to the building and in the grassed areas at the corners of the building. There will be approximately 15.0 acres of open undevelopable area on Lot 2. Harford County would potentially be interested in working with the developer/lot owner in the future to reforest this area. The Army Corps of Engineers has indicated that aquatic resources appear to be present at the northwest corner of the parcel. The discharge of any dredged or fill materials into those resources may require DA authorization. In his opinion it appears to be from grading on the property. It is not country regulated NRD. He just asks that you contact Steve

**Development Advisory Committee  
Minutes, March 20, 2013  
Page 4 of 4**

Elinski of the Army Corp of Engineers and maybe do a site visit to determine if they are going to take jurisdiction over that. He believes it was from the Mass grading of the site. There is also a stormwater management pond adjacent to the site.

Meeting adjourned 9:10 a.m.